



ORDINANCE NO. 3333

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR AN ACCESSORY BUILDING COVERING A LOT AREA GREATER THAN 120 SQUARE FEET ON LOT 31, BLOCK L, BROOKHAVEN HILLS WEST, SECOND SECTION, CITY OF FARMERS BRANCH, TEXAS (COMMONLY KNOWN AS 3453 PINE TREE CIRCLE) LOCATED WITHIN A SINGLE FAMILY RESIDENTIAL 4 (R-4) ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SPECIAL DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance of the City of Farmers Branch, be and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit for an accessory building covering a lot area greater than 120 square feet within a Single Family Residential 4 ("R-4") zoning district on Lot 31, Block L, Brookhaven Hills West, Second Section, an addition to the City of Farmers Branch according to the plat thereof recorded in Volume 600, Page 1, Plat Records, Dallas County, Texas (commonly known as 3453 Pine Tree Circle)("the Property").

SECTION 2. The accessory building to be located on the Property pursuant to this Ordinance shall conform in height, operation, location and construction to the development standards specified within the R-4 zoning district, Article 15 of the Comprehensive Zoning Ordinance, as amended, except as follows:

- A. The floor area of the accessory building may cover an area of the Property up to be not exceeding 168 square feet.

- B. The accessory building shall be located as shown on the Site Plan attached hereto as Exhibit "A" and incorporated herein by reference.
- C. The total height of the accessory building shall not exceed eleven feet (11.0') from the existing ground level.
- D. The design and materials of the accessory building shall substantially conform to the Elevation attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

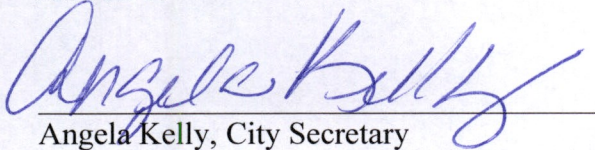
SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

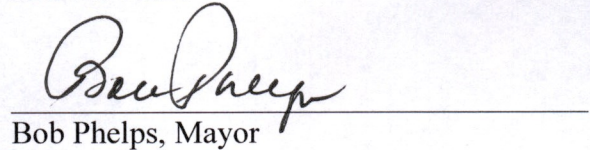
SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said Ordinance as the law and the City Charter in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS, THE 4th DAY OF AUGUST, 2015.

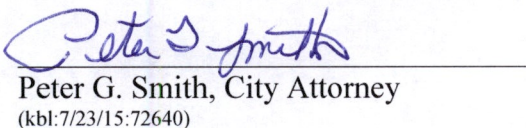
ATTEST:


Angela Kelly, City Secretary

APPROVED:

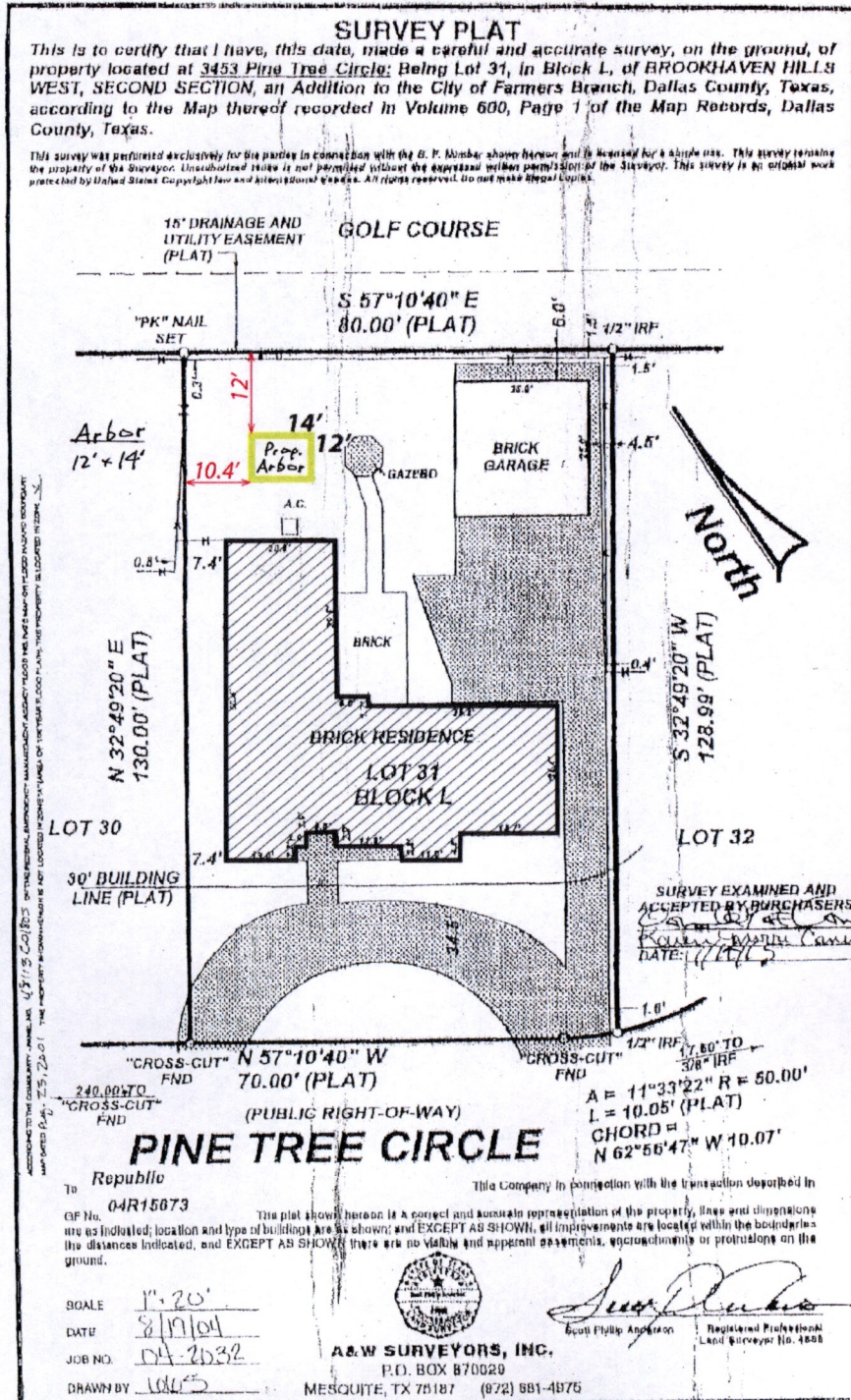

Bob Phelps, Mayor

APPROVED AS TO FORM:


Peter G. Smith, City Attorney
(kbl:7/23/15:72640)

Ordinance No. 3333
Exhibit "A"- SITE PLAN

SITE PLAN



Ordinance No. 3333
Exhibit "B"- ELEVATION

